

Planning, Community & Economic Development – Terry Schum
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The following is an ongoing report on the status of zoning applications filed with the Maryland-National Capital Park and Planning Commission (M-NCPPC) in or near the City of College Park and applications for variances and departures filed with the city. Projects will remain on the report until their final disposition (approved, denied or withdrawn). ***Updated information shown in italics.***

CURRENT APPLICATIONS FILED WITH M-NCPPC

Greenbelt Metro Station
Conceptual Site Plan CSP-01008/02

Filed: Informational notice filed August 2, 2013
Location: intersection of Greenbelt Road and Branchville Road
Applicant: Dewberry Consultants, LLC
Purpose: a revision to relocate the stream valley trail to the east side of Indian Creek and to revise conditions in Planning Board Resolution No. 06-32(A)
Status: Application has not been accepted

Metropolitan at College Park
Detailed Site Plan DSP-03098-03

Filed: Informational notices mailed April 9, 2013 and July 9, 2013
Location: 9091 Baltimore Avenue
Applicant: Metropolitan Development Group
Purpose: To revise an existing Detailed Site Plan (DSP-03098) to allow development of up to 290 units consisting of 235 multifamily dwellings and 55 townhomes.
Status: Application has been accepted. A tentative Planning Board hearing date is October 10, 2013.

Pregnancy Aid Center
Detailed Site Plan DSP-12030

Filed: Informational notice mailed July 26, 2012
Location: Intersection of Erie Street and Baltimore Avenue
Applicant: Dewberry & Davis. LLC
Purpose: To construct a 30x50 building addition and pave the existing gravel parking area.
Status: Application has been accepted. The timing for this application has been waived by the applicant and a subdivision application may be required to be submitted.

Shaban Property
Zoning Map Amendment A-10027

Filed: Informational notice mailed June 5, 2012
Location: 9900 Rhode Island Avenue
Applicant: Randy & Shahida Shaban
Purpose: Rezone O-S property back to C-S-C
Status: Application has not been filed.

Cafritz Property at Riverdale Park
Preliminary Plan of Subdivision, 4-12004

Filed: Informational notice mailed on January 20, 2012 and January 28, 2013
Location: East side of US Rt. 1 approximately 1400' north of MD 410
Applicant: Jane & Calvin Cafritz
Purpose: To subdivide the property for mixed-use development
Status: *The Planning Board approved with conditions on May 16, 2013. The final resolution is dated June 4, 2013. The Town of University Park and a group of residents have filed appeals in the Circuit Court.*

Cafritz Property at Riverdale Park
Detailed Site Plan DSP-12004

Filed: Informational notice mailed on July 25, 2012
Location: East side of US Rt. 1 approximately 1400' north of MD 410
Applicant: Jane & Calvin Cafritz
Purpose: Site infrastructure and 182,000 sf of commercial, 35,000 sf Whole Foods Market and a multifamily building.
Status: *The Planning Board approved with conditions on May 30, 2013. The final resolution is dated June 7, 2013. The City of College Park, the Town of University Park and a group of residents have filed appeals with the District Council.*

Yale House
Detailed Site Plan DSP-11005

Filed: Informational notice mailed October 26, 2011
Location: 7302 Yale Avenue
Applicant: Agent is Courtney Galiber, RLA, ASLA
Purpose: To obtain approval of site improvements already constructed; to increase the number of student housing apartment units from 6 to 10; to obtain relief from all Landscape Manual requirements, and to rezone property from R-18 to M-U-I to address the residential density.
Status: *The Planning Board approved with conditions on July 18, 2013.*

CURRENT APPLICATIONS FILED WITH THE CITY/ADVISORY PLANNING COMMISSION

CPV-2013-03

*Applicant: Joyce and Andrew Jones
Location: 8705 48th Place
Request: Variance to add roof to existing deck
Status: Denied by the Mayor and Council at their July 16, 2013 meeting.*

CPV-2013-04

*Applicant: Sirak & Meseret Teffera
Location: 4810 Nantucket Road
Request: Variances to validate a widened driveway for parking in front yard
Status: Denial recommended by the Advisory Planning Commission at their June 6, 2013 meeting. On June 27, 2013 the applicant submitted a letter requesting oral argument before the Mayor and Council. The hearing is scheduled for August 13, 2013.*

CPD-2013-01

*Applicant: Alpha Xi Delta Sorority
Location: 4517 Knox Road
Request: Departure of 9 parking spaces from the required 24 parking spaces.
Status: Approval recommended by the Advisory Planning Commission at their July 11, 2013. Scheduled for the Mayor and Council August 7, 2013 meeting.*

CNU-2013-01

*Applicant: College Park Homes
Location: 7007, 7009, 7011, & 7011A, 7013, 7015 and 7016 Fordham Court
Request: Certification of nonconforming use due to exceeding current density standards and exceeding current bedroom percentages
Status: Approval recommended by the Advisory Planning Commission at their August 1, 2013 meeting.*

CNU-2013-04

*Applicant: College Park Homes
Location: 6923 Carleton Terrace
Request: Certification of nonconforming use due to exceeding current density standards and exceeding current bedroom percentages
Status: Approval recommended by the Advisory Planning Commission at their August 1, 2013 meeting.*

13-0798

*Applicant: Samuel Bronstein
Location: 9026 Autoville Drive
Request: Waiver of Sections 132-4(A)(1) and 132-8(A)
Status: The Advisory Planning Commission at their June 6, 2013 meeting voted 5-0-0 to sustain the notice of violation for 13-0798. Mr. Bronstein was present during the APC hearing, but left before his case was called with no explanation or request for continuance or postponement of his appeal hearing. On August 1, 2013 the APC considered the applicants request to reconsideration the case to*

give the applicant an opportunity to present evidence. The commission voted 5-0-1 to deny the waiver. The property will be inspected in 45 days by code enforcement and a report will be presented at APC's October meeting. Mr. Bronstein will come back before the Commission in November to see if the violations have been satisfied.